

BOROUGH OF KETTERING

Committee	Full Planning Committee - 06/09/2016	Item No: 5.1
Report Originator	Alison Riches Development Officer	Application No: KET/2016/0200
Wards Affected	Queen Eleanor and Buccleuch	
Location	28-30 Grange Road, Geddington	
Proposal	Full Application: Change of use from day nursery to residential, conversion to 1 no. one bedroom flat and 2 no. two bedroom flats. Demolition of existing rear, side extensions and swimming pool enclosure, construction of 1 no. five bedroom detached dwelling and 1 no. three bedroom detached dwelling, construction of 1 no. detached garage, and formation of associated vehicular accesses	
Applicant	Mr & Mrs T White	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details submitted with the application and as shown on the attached plan list.

REASON: In the interest of securing an appropriate form of development in the interests of the character and appearance of the area and the Conservation Area and the amenities of surrounding and future occupiers in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

3. Due to the previous potentially contaminative use of the site and the underlying geology present throughout Northamptonshire at which the levels of some naturally occurring contaminants frequently exceed the levels at which the risk to human health would be considered acceptable for residential land use; it is expected that there may be unacceptable risks to future occupiers of the site without the following investigation being carried out.

Development on land affected by contamination:

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts a to d have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition d has been complied with in relation to that contamination.

A. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11 (or any model procedures revoking and replacing those model procedures with or without modification)'.

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition a, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition b, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition c.

REASON: Contaminated land investigation is required prior to the commencement of development to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy 11 of the National Planning Policy Framework and 6 of the North Northamptonshire Joint Core Strategy.

4. Prior to the first occupation of the development hereby permitted, the vehicular accesses, parking and turning for the development hereby approved, shall be constructed, surfaced and marked out in accordance with the approved details, and shall thereafter be set aside and retained for these purposes.

REASON: In the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. The vehicular access gradient from the highway boundary shall not exceed 1 in 15 for the first 5 metres from the highway boundary.

REASON: In the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

6. Prior to the first occupation of the development hereby permitted, visibility splays of 2 metres by 2 metres shall be provided at the junction of the access road with the public highway for Plot 2 (as annotated on the approved site plan W/GG/15/005B) and the existing building on site, and visibility splays of 2.4 metres by 2.4 metres shall be provided at the junction of the access road with the public highway for Plot 1 (as annotated on the approved site plan W/GG/15/005B), and these splays shall thereafter be permanently kept free of all obstacles to visibility over 0.9 metres in height above carriageway level.

REASON: In the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

7. Any gates provided shall be set back a distance of 5.5 metres from the edge of the vehicular carriageway of the adjoining highway and shall be hung so as to open inwards into the site only.

REASON: In the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

8. The materials to be used for the conversion and works of alteration to the existing building on site shall match, in type, colour and texture, those on the existing building. The works shall include the provision of hardwood sash and casement windows as shown on approved plans W/GG/15/010, W/GG/15/011A and W/GG/15/013B.

REASON: In the interests of visual amenity and the setting of the Conservation Area in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

9. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used in the construction of the dwellinghouses and garage for Plots 1 and 2 have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: Details of materials are necessary prior to the commencement of development in the interests of the visual amenities of the area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

10. Prior to first occupation a scheme for boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The buildings shall not be first occupied until the approved scheme has been fully implemented in accordance with the approved details.

REASON: In the interests of amenity and protecting the privacy of the neighbouring properties in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

11. Prior to first occupation of the development hereby approved a scheme for the hard and soft landscaping shall be submitted to and approved by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details. The hard landscaping scheme shall include a positive means of drainage to ensure that surface water from the vehicular access does not discharge onto the highway.

REASON: In the interests of visual amenity and the setting of the Conservation Area in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

12. The bathroom and en-suite windows at first floor level on the west elevations of Plots 1 and 2 (as annotated on the approved site plan W/GG/15/005B), and at first floor and second floor level on the east elevation of the existing building, serving apartments 2 and 3 (as annotated on the approved site plan W/GG/15/011A), shall be glazed with obscured glass and thereafter shall be permanently retained in that form.

REASON: To protect the privacy of the adjoining properties and to prevent overlooking in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

13. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Class A shall be made at first floor level in the west elevation of Plot 1 (as annotated on the approved site plan W/GG/15/005B).

REASON: To protect the amenity and privacy of the occupiers of adjoining properties in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

14. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Class A shall be made at first floor level in the east and west elevations of Plot 2 (as annotated on the approved site plan W/GG/15/005B).

REASON: To protect the amenity and privacy of the occupiers of adjoining properties in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2016/0200

This application is reported for Committee decision because there are unresolved material objections to the proposal.

3.0 Information

Relevant Planning History

KET/2011/0227. Change of use of ground floor to day nursery and use of the first and second floor as managers flat. Approved 22/07/2011

Site Description

Officer's site inspection was carried out on 12/05/2016 and 05/07/2016.

The application site abuts the Conservation Area at the junction of Grange Road and Skeffington Close to the west of Geddington village.

The site comprises a children's day nursery at ground floor level with an managers flat above, and is a large detached Victorian/Edwardian former dwellinghouse set back in a large square plot of land. The building is two-storey and constructed of red brick with a terracotta concrete tile gable roof with white painted wooden sash windows and a ground floor front bay. There have been a number of single storey extensions to the side (west) and rear (north) over time to accommodate the day nursery use, which link to existing two-storey outbuildings, and include a swimming pool.

To the front of the building is a vehicular access from Grange Road with a large block paved parking area and two wooden storage sheds. To the rear (north) and side (east) of the building towards Skeffington Close are two large separate garden areas used for outdoor activities by the nursery.

The Grange Road (front) boundary comprises black painted metal railings with a number of large trees behind it. The western boundary comprises a 1.8 metre high wooden panel fence with a broad leaf hedge behind it, and the rear (north) and side (east) boundaries are 1.8 metre high wooden panel fencing. The east boundary runs along the back of the highway edge in Skeffington Close.

The surrounding area is primarily residential in character, however, there is a small industrial estate, comprising eight small units, located to the south of the application site, immediately opposite the junction with Skeffington Close. Grange Road to the east is characterised by traditional two-storey Victorian/Edwardian terraced properties which rely on street parking, and to the west by post-war two-storey semi-detached and small terraces of four properties, some with on street parking and some with parking within their curtilage. Skeffington Close, to the north, is characterised by more modern, detached and semi-detached properties, set within large plots with garages and off-road parking.

Proposed Development

The original scheme submitted was for the demolition of single and two-storey outbuildings and extensions to the original building, the conversion of the resultant building to 3 no. apartments, the erection of 1 no. 3 bed and 1 no. 5 bed dwellinghouses with associated garages, all using the existing vehicular access, and the creation of a second vehicular access for the 5 bed dwellinghouse off Skeffington Close.

Due to highway safety and character and appearance issues, amended plans were sought to remove the garage from the 3 bed dwellinghouse due to it being in front of the front building line, to move the front building line for the 3 bed dwellinghouse forward to form a bridge between the existing building on site and the existing residential development to the west in Grange Road, to amend the existing Grange Road vehicular access to provide separate vehicular accesses for the 3 bed dwellinghouse and the converted building, and remove the vehicular access from Grange Road for the 5 bed dwellinghouse to use the Skeffington Close access only.

The proposal is therefore for the following:

- The demolition of the majority of the single storey extensions, the two-storey outbuilding and the swimming pool at the site, to return the existing building back to its original size.
- The conversion of the resultant building into 3 no. apartments – 1 no. 3 bed at ground floor level, 1 no. 2 bed at first floor level, and 1 no. 1 bed at second floor level, and the creation of a vehicular access and front parking area from Grange Road.
- The erection of 1 no. 5 bed two and a half storey dwellinghouse (Plot 1) to the east of the existing building, and the creation of a vehicular access from Skeffington Close with a driveway and detached double garage, and the creation of a pedestrian access from Grange Road.
- The erection of 1 no. 3 bed two-storey dwellinghouse (Plot 2) to the west of the existing building, with the creation of a vehicular access and front parking area from Grange Road.

Any Constraints Affecting The Site

Within Geddington village Conservation Area

4.0 Consultation and Customer Impact

Initial Consultation 01/04/2016

Geddington, Newton and Little Oakley Parish Council

- Support.
- On balance approval but the application is only yards from the Conservation Area and any development needs to be sympathetic to the surrounding dwellings.
- The large building will be sandwiched between two new developments.
- 18 parking spaces will be going down to 10, plus 1 double garage.
- Parking and vehicular access need particular attention bearing in mind the previous/current parking and access to the site problems.

- The Core Strategy identifies and designates the areas needed for development. There is no need for additional housing in this particular area.
- There appear to be 'stretched' gaps between the housing and there was a concern the development would appear cramped and over-developed.
- Plus points – sensible development – there is not demand in the village for large houses.
- Current congestion concerning parking at this junction should be addressed by the development.

Highway Authority

- Objection.
- Policy issue with house and flats sharing a private drive.
- Redesign required.

Environmental Health

- No objection.
- Phase 1 desk top study submitted lacks detail but recommends further investigative work.
- Recommend contaminated land condition and radon informative.

Neighbours

26 Grange Road

- Support.
- Pleased with the proposed design and attention to detail of the new build to fit in with the existing houses.
- Concern with the new entrance proposed in Skeffington Close believing it will exacerbate the parking situation by residents of Grange Road who already use both sides of the top of Skeffington Close, the verges are already rutted and muddy.

1 Skeffington Close

- No Objection.
- Concerned regarding the discharge of rainwater into my property which has been ongoing since the swimming pool was built close to my boundary line. 28 Grange Road is elevated above my property.
- As far as I'm aware there is no soakaway and the guttering cannot cope with heavy rainfall so proper consideration should be taken to ensure the discharge of rainwater from the proposed garage and driveway is dealt with correctly.

Reconsultation on Amended Plans 26/07/2016

Geddington, Newton and Little Oakley Parish Council

- Support.
- Parking for the development has been adjusted with the minimum number of parking spaces for the number of dwellings now in place.
- Access width has been adjusted and additional access added.
- Street scene has changed to three individual plots but will probably not be detrimental to the area.

- Improvement on the original but unfortunate trees will have to be felled.

Highway Authority

- No objection.
- Recommend conditions relating to visibility splays, parking space and garage sizes, drainage, driveway gradients, gates.

Neighbours

21 Grange Road

- Objection.
- The second entrance to the site will make parking very limited.
- Residents of the terraced houses on the lower end of the street cannot park outside their own houses as there are too many vehicles and they overspill onto the grass verges on the corner of Skeffington Close and outside the proposed house.
- This part of the road is usually fully parked in the evenings with these vehicles plus vehicles of the owners/visitors of residents of the houses opposite where the planned work will be taking place.
- Is it necessary to have a second access when the first one is already quite large?

5.0 Planning Policy

Legislation

The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework

Policy 3. Supporting a prosperous rural economy

Policy 4. Promoting sustainable transport

Policy 6. Delivering a wide choice of high quality homes

Policy 7. Requiring good design

Policy 8. Promoting healthy communities

Policy 12. Conserving and enhancing the historic environment

Development Plan Policies

North Northamptonshire Joint Core Strategy

Policy 1. Presumption in Favour of Sustainable Development

Policy 2. Historic Environment

Policy 8. North Northamptonshire Place Shaping Principles

Policy 9. Sustainable Buildings

Policy 11. The Network of Urban and Rural Areas

Policy 29. Distribution of New Homes

Policy 30. Housing Mix and Tenure

Saved Policies for Local Plan for Kettering Borough

RA3. Rural Area: Restricted Infill Villages

Supplementary Planning Documents

Sustainable Design SPD

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. The Principle of Development
2. Character and Appearance and Setting of the Conservation Area
3. Residential Amenity
4. Parking and Highway Safety
5. Contaminated Land

1. The Principle of Development

Paragraph 49 of the National Planning Policy Framework states that applications for housing should be considered in the context of the presumption in favour of sustainable development.

The application site is to the west of Geddington within the village boundary in an established residential area. Geddington is defined as a restricted infill village by Policy RA3 of the Local Plan for Kettering Borough, which is supportive of proposals for residential development in principle.

Policies 11 and 29 of the North Northamptonshire Joint Core Strategy direct development to existing urban areas and indicate that Geddington as part of the rural area should provide only small scale infilling where it would not harm the character of the settlement, residential amenity or exceed the capacity of local infrastructure and services.

Policy 8 of the North Northamptonshire Joint Core Strategy is supportive of new residential development provided there is no adverse impact on character and appearance, residential amenity and the highway network.

The principle of development for this proposal is therefore established subject to the satisfaction of the development plan criteria.

2. Character and Appearance and Setting of the Conservation Area

Policy 8(d) (i) of the North Northamptonshire Joint Core Strategy requires new development to respond to the site's immediate and wider context and local character.

The application site comprises a large plot with a large detached Victorian/Edwardian former dwellinghouse set back from the highway in the middle of the site. The property addresses the junction of Grange Road and Skeffington Close and the site is just outside the Conservation Area.

The proposal looks to subdivide the site into three plots, converting the existing property into 3 no. apartments with the loss of some of the existing single and two-storey outbuildings and extensions, and to erect two new dwellinghouses, 1 no. 3 bed and 1 no. 5 bed, either side of it.

The building on the application site was originally built in the early 1900s as a school and as such is distinctive from the character and appearance of the rest of the residential built development in this area of Grange Road, in relation to its plot size, design and proportions, and would have been the edge of the village at the time of its construction. After being a school, the property became a dwellinghouse before being changed to a day nursery in 2011.

The proposal will remove all the single storey piecemeal additions and the swimming pool, together with an original two-storey outbuilding, to reduce the building back to its original proportions, and as such it is considered that, subject to the sensitive design, proportions and spacing of the additional two dwellinghouses, this will not detract from the character and appearance of the site in relation to surrounding development and the wider street scene.

Save for the application site, there are distinct building lines for each type of residential development in surrounding streets. To link the application site to the nearest surrounding development to the west in Grange Road, the front elevation of Plot 2 has been set forward of the existing building on site, but behind the front elevation of the nearest property to the west at No.32 Grange Road. Plot 1 to the east has the same building line as the existing building on site. As such, it is considered that this integrates the proposal with surrounding development and therefore respects the character of the area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

With respect to the design of the proposals, the existing building will have single storey additions, the swimming pool and a two-storey outbuilding removed. The resultant building will have some former internal connecting doorways on the ground floor blocked up where they will now be on external walls, a PVCu French Door on the west elevation will be replaced with a hardwood front door, 1 no. horizontally emphasised PVCu casement window on the west elevation will be replaced with 2 no. vertically emphasised wooden sash windows with reinstated brickwork between, and a PVCu conservatory on the rear (north) elevation will be replaced with a smaller hardwood and glazed enclosure. Provided the materials used match those on the existing building and the works are carried out in accordance with the plans submitted it is considered, this part of the proposal will not adversely impact on the character and appearance of the existing building, surrounding development and the wider street scene in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

With respect to the 2 no. new dwellinghouses to be built on site, these have been designed to reflect the character and appearance of the existing building on site due to their proximity to it, but to be subordinate to it in terms of their features, proportions and detailing, in order that the existing building retains its position within and amongst surrounding development. The smaller 3 bed dwellinghouse is located to the west of the site and is closer to the smaller detached and terraced properties

to the west, but it is separated from them by a 4 metre wide strip of vacant land immediately adjacent to the site. The larger 5 bed dwellinghouse is located to the east of the site and amendments were sought to the original design as it addresses both Grange Road and Skeffington Close. Additional fenestration was added at first and second floor levels and a bay window at ground floor level to provide a dual frontage to ensure there is some relationship with the development in Skeffington Close while retaining its primary relationship with the other parts of the proposal.

Although the proposal is not in Geddington Conservation Area it abuts the edge of it, and it is considered that the proposal as a whole has been designed to reflect the character and appearance of the existing building on site, and has no adverse impact on the character and appearance of surrounding development and the wider street scene, and it therefore reflects and respects the character and appearance of the nearby Conservation Area, which is in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy which requires new development to complement the surrounding historic environment through form, scale, design and materials, Policy 12 of the National Planning Policy Framework which requires new development to sustain and enhance the significance of heritage assets in order to avoid or minimise conflict between conservation of the heritage asset and any aspect of the proposal and Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 which requires Local Planning Authorities to have special regard to the desirability of preserving or enhancing the character and appearance of Conservation Areas.

An additional condition is to be added requiring boundary treatment to be submitted for approval in order to ensure that the front boundary treatment in particular, reflects and respects the nature of its surroundings.

As such, provided the materials match those on the existing building for the alterations to the existing building and material details are submitted for approval for the construction of the new dwellinghouses, the development works are carried out in accordance with the approved plans, and the boundary treatment is appropriate, it is considered the proposals accord with Policy 8 of the North Northamptonshire Joint Core Strategy in that the proposed development will respond to the site's immediate and wider context and local character.

3. Residential Amenity

Policy 8(e) (i) of the North Northamptonshire Joint Core Strategy seeks to ensure that new development does not result in an unacceptable impact on the residential amenities of future occupiers, neighbouring properties or the wider area.

The application site is a large corner plot at the junction of Grange Road with Skeffington Close. It is separated from the existing residential development to the west by a strip of vacant land which is approximately 4 metres in width, and abuts the side boundary of No.1 Skeffington Close to the north.

Plot 1 of the proposal is located to the east of the application site and is in line with the existing building on site. A double garage is proposed to the northeast of the site which is 2 metres from the boundary with No.1 Skeffington Close. No.1 Skeffington Close has a blank flank elevation facing the application site which the

proposed garage will be in line with, and the rear elevation of Plot 1 is in excess of 24 metres from the side elevation of this neighbour. The rear elevation of the existing building is also in excess of 24 metres from the boundary with no.1 Skeffington Close and the rear elevation of Plot 2 is in excess of 29 metres away. Due to the separation distance between the rear elevations and No.1 Skeffington Close, it is considered that there will be no loss of amenity to the neighbouring occupiers by virtue of loss of daylight or sunlight, or overlooking or loss of privacy, which is in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Plot 1 is in line with the existing building at the application site and the fenestration for this plot has been added such that there is only an en-suite window at first floor level in the west elevation facing the existing building. A condition will be added to secure obscure glazing in this window and as such, there will be no loss of privacy or overlooking to, or by, neighbouring occupiers. A further condition will be added to prevent further openings in the west elevation at first floor level to maintain this.

Plot 1 also has two bedrooms in the roof space. Bedroom 5 has only roof lights serving it but it is considered that, as this is a fifth bedroom, and the property and all the bedrooms are in excess of the room sizes required by the Technical Housing Standards – Nationally Described Space Standard (March 2015), that there will be no significant loss of general amenity to the future occupiers of the property.

Plot 2 of the proposal is located to the west of the application site and is separated from the neighbouring occupier at No.32 Grange Road to the west by a vacant strip of land approximately 4 metres in width. It is set forward of the building line of the existing building on site and is set back from No.32 Grange Road to the west. Plot 2 has a bathroom window at first floor level on the west elevation and a hallway window at first floor level on the east elevation and due to the relationship of the proposed dwellinghouse to the two existing properties; this means that there will be no loss of privacy or overlooking to both sets of occupiers. A condition will be added to secure obscure glazing for the bathroom window and to prevent further openings in both the east and west elevations at first floor level to maintain this.

The existing building is to be converted into 3 no. apartments. All three apartments exceed the floor areas stated in the Technical Housing Standards - Nationally Described Space Standards (March 2015). Apartment 3 on the second floor has a north facing aspect with small scale windows on the east and west elevations. The bedroom in particular has one small east facing window and although it could be considered that the living conditions in this particular room are not ideal in terms of available daylight and outlook, the floor area exceeds the required space standards, and all other rooms would be well set out, so there is not sufficient justification to refuse the whole scheme based solely for this reason.

Subject to the imposition of relevant conditions, the proposal accords with Policy 8 of the North Northamptonshire Joint Core Strategy

4. Parking and Highway Safety

Policy 8(b) (ii) of the North Northamptonshire Joint Core Strategy seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.

The original proposal used the existing vehicular access off Grange Road to provide access and parking for the conversion of the existing building and the construction of the two new dwellinghouses, with a garage provided in the front parking area for Plot 2, the 3 bed dwellinghouse to the west of the site. Plot 1 also had a second vehicular access, double garage and driveway provided off Skeffington Close to the northeast of the application site.

Amendments were sought as the Highway Authority considered the use of the existing access and parking area would lead to conflict between the users of the site, given that 5 no. separate planning units were proposed.

The scheme was redesigned with Plot 1 retaining the vehicular access, double garage and driveway off Skeffington Close to the northeast of the site. Two new separate vehicular accesses and parking areas have been provided off Grange Road to serve Plot 1 and the existing building and the garage originally proposed for Plot 1 removed.

The Highway Authority removed their objection but a neighbour has objected that the provision of a second entrance to the site would make parking very limited, and remove on-street parking for residents in the area.

It is accepted that there will be some loss of on-street parking in the area due to the creation of the new accesses. However, the majority of surrounding dwellinghouses have at least one parking space provided within their curtilage, the surrounding streets are not restricted for parking, and there is adequate parking provision within the site for the proposed development so as to not lead to a significant increase in parking on-street and adversely affecting the parking of surrounding occupiers.

Conditions will be added in relation to visibility splays, parking spaces, driveway gradients, drainage, and gates, in order to ensure the proposal complies with Highway Authority standards and with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. Contaminated Land

Due to the underlying geology present throughout Northamptonshire, levels of naturally occurring arsenic, vanadium and chromium found throughout the borough frequently exceed the levels at which the risk from arsenic, vanadium and chromium to human health is considered acceptable for residential land use.

The applicants submitted a Phase 1 Desk Study which was lacking in detail, but which recommended further investigative work.

A condition will therefore be added requiring the further investigation of the site, to prevent any unacceptable risk to human health to future occupiers. The further investigation on site will be necessary to assess the extent of contamination which will then inform a remediation scheme.

As such, subject to the imposition of the recommended condition, the proposal is considered to be in the interests of human health, property and the wider environment in accordance with paragraphs 109 and 121 of the NPPF which requires development to enhance the local environment by remediating and mitigating contaminated land ensuring it complies with Part IIA of the Environmental Protection Act 1990.

Conclusion

Subject to conditions relating to materials, additional windows, contaminated land, approved plans, boundary treatments, and Highways conditions, the proposal accords with policies in the Development Plan and is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Alison Riches, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:

